

"EXHIBIT CONTRACT"

THIS CONTRACT AND AGREEMENT, made this 19th day of April, 1955, by and between Charles L. Thompson, Committee and Susie E. Culler, widow, parties of the first part and B. E. Walker, Jr. and Audrey M. Walker, his wife, parties of the second part.

WITNESSETH: That the parties of the first part do hereby bargain and sell unto the parties of the second part, and the latter do hereby purchase from the former, all of their right, title and interest in and to all the following described real estate, to-wit:

All that lot or parcel of land, with the improvements thereon, fronting on the North side of Washington Street, Frederick, Maryland, a distance of fifty four (54) feet, more or less, and known as 239 Washington Street.

Being part of same property conveyed to John F. Thompson by Charles A. Poole and Victoria L. Poole, his wife, by deed dated June 18, 1913 and recorded in Liber #306, folio 247, plus part of the same property conveyed to John F. Thompson and Mary V. Thompson, his wife, by Philip T. Kuhn and Della M. Kuhn, his wife, and William B. James and Carrie B. James, his wife, by deed dated January 25, 1915 and recorded in Liber #328, folio 554, plus all of the same property conveyed to John F. Thompson and Mary V. Thompson, his wife, by John L. Bradshaw, et al, by deed dated September 22, 1917 and recorded in Liber #328, folio 554, being parts of lots #9 and 10 and the unnumbered lot in the rear of said lots as shown on a plat recorded in Liber #300, folio 540, etc.

Being all and the same property conveyed to Charles L. Thompson, ^{Committee,} by deed dated February 8th, 1955, as yet unrecorded, from John W. Thompson and Naomi Thompson, his wife, et al.

Being a part of all that property of which John F. Thompson, died seized and possessed, intestate, and which descended to and vested in Susie E. Culler, widow,; John W. Thompson, Lydia G. Maple, George R. Thompson, Sr., Thomas F. Thompson, Charles L. Thompson and Anna V. Lawson, his only children, as heirs at law and next of kin.

At and for the sum of \$11,000.00, of which \$1,000.00 is to be paid upon the execution of these presents, the balance of \$10,000.00 to be paid when a deed for the property shall be executed at the expense of the parties of the second part, which shall convey a good and merchantable title, to said real estate, free and clear of all liens and encumbrances.